



R1-190, R1-130, & R1-70 ESL FO

Max Building Height: 24 ft (see ESLO Exemption Schedule)

Main Structure Setbacks: Front = 60 ft, Side = 30 ft, Rear = 60 ft

Max Enclosure varies by lot size: (cannot enclose NAOS areas)

Lot Size (Sq Ft)	Max Enclosure (As % of Net Lot Area)
32,000 - 69,999	60%
70,000 - 189,999	55%
190,000 +	45%

Accessory Structures

***Maximum Area Under Roof for All Accessory Buildings:**

Lot Size	Maximum Total
45,000 sq. ft. or less	30% of rear yard (excluding NAOS)
45,001 - 70,000 sq. ft.	8,000 sq. ft.
70,001-130,000 sq. ft.	14,000 sq. ft.
130,001-240,000 sq. ft.	25,000 sq. ft.
Greater than 240,000 sq. ft.	40,000 sq. ft.

Large Accessory Building Setbacks:

FO setbacks apply to all property lines – Front, Side & Rear.

House Size (Sq Ft)	Setback by Lot Size (Sq Ft)		
	32,000 - 69,000	70,000 - 189,999	190,000 +
6,000 - 8,000	50 ft	70 ft	75 ft
8,000 – 12,000	Not Possible/Allowed	75 ft	75 ft
> 12,000	Not Possible/Allowed	Not Possible/Allowed	90 ft



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Accessory Structures Setbacks & Restrictions	Lot Size (Sq. Ft.)		
	32,000 - 69,000	70,000- 189,999	190,000+
Max size of any single accessory building*:	6,000 sq ft	12,000 sq ft	35,000 sq ft
No accessory building can be placed closer to the front property line than the main building if the main building is at or within the following distance from the front property line:	60 ft	80 ft	100 ft
Min setback from rear/side property line:	5 ft	10 ft	15 ft
Min distance between accessory building and main residence or guest house on abutting lot:	40 ft	60 ft	60 ft
If the accessory building is located within the required rear yard or within 30 ft of a side property line, min distance between accessory building & any other building:	10 ft	15 ft	20 ft
Min distance between accessory buildings on the same parcel that are located within the portion of the property excluding the required front, required side or required rear yards:	5 ft	10 ft	10 ft

Revised: 12-Sep-05